

Savannah Ridge Homeowner's Association

Board of Directors Meeting Minutes

December 2019

Opening: Call to order from Teresa Waller at 6:57 pm on December 9, 2019

Present: Teresa Waller, Paul Dodds, Oliver Helfrey, Lee Ann Sinclair, James Towler
Guests: ARC members Jeanne Peve, Susan White

Prior Minutes: The November minutes were reviewed and approved.

Treasurer's Report/Financial: The November budget report was reviewed and approved. A payment of \$8810 was made for the resurfacing of the pool parking lot. 20 of 110 homeowners have paid 2020 dues.

Old Business:

- 1) Pool Repair Vendor Selection: Gary Chullino discussed the vendor selection process. He reviewed correspondence and dialog from the last few weeks and reiterated his belief that the Board did not do its due diligence nor act in the homeowners' best interest. As he requested, he was given a copy of the signed contract. The Board's position was that Mid-America's proposal was the best overall value when considering reputation, style of coping selected, and the need to have the pool ready to open Memorial Day weekend 2020. Mid-America will perform the work in the spring.
- 2) ARC:
 - a. The results of the fall audit were presented. Five notices will be sent in the spring.
 - b. The homeowner wanting to install a sand volleyball court was notified that before going through the ARC approval process, he will need to gain project approval from the City.
- 3) Financial Audit: Susan White agreed to coordinate an audit of 2019 SRHOA finances in early 2020.
- 4) Annual Gifts: The Board approved Teresa's proposed gifts totaling \$895 to Committee Chairs, Block Captains, etc. Due to discount from Tiff 'N Jays, total cost was \$813.
- 5) 2020 Budget: Teresa presented a 2020 budget overview and noted things will be tight next year due to the significant pool repair expense.

New Business:

- 1) Neighborhood Directory: James will ask Joe Fennesy if he's willing to annually produce update stickers.
- 2) December Scoop: Teresa will provide Kimberly information on:
 - a. Reminder to pay dues by the end of December
 - b. Announce ARC co-chairs Rose Scanlon and Jeanne Peve
 - c. Thank Committees, Chairs and Block Captains for their service to the neighborhood
 - d. Happy Holiday message
 - e. Ask for volunteers to help paint the pool house and/or wrought iron fence
- 3) Annual Gifts: Teresa will provide gift cards to Amy Lane for distribution
- 4) 2020 Board Goals:
 - a. Complete pool repairs
 - b. Review of existing service contracts (trash, mowing, etc)
 - c. Painting of pool house and wrought iron fence
- 5) 2020 Budget: May need ~\$1500 to have pool house painted

- 6) Homeowner Sand Volleyball Court: City approved homeowner project, but ARC has indicated disapproval based on several concerns:
- a. Negative impact to property values
 - b. Traffic/parking issues
 - c. Court with required fence will not meet setback requirements
 - d. Potential use as commercial enterprise (violation of subdivision Covenants)

Teresa will advise homeowners their request is under review. She will also confer with HOA attorney to determine the legal strength of our position should the homeowners' request be formally disapproved. The Board also discussed the possibility of a face-to-face meeting with the Board, the homeowners, and their two immediate adjoining neighbors.

Tabled Business: None

Adjournment: 7:40 pm

Next Meeting: 6:30 pm January 14, 2019 @ Paul's

Approved by Board 1/14/2020